

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

STAFF REPORT

Hearing Date/Agenda Number
P.C. 01-26-05 Item 3.d.
C.C. 02-15-05

File Number
PDC04-105

Application Type
Planned Development Rezoning

Council District
6

Planning Area
Willow Glen

Assessor's Parcel Number(s)
439-52-100

PROJECT DESCRIPTION

Completed by: Ed Schreiner

Location: Southwest corner of Pine Avenue and Cottle Avenue

Gross Acreage: 0.46

Net Acreage: 0.46

Net Density: 4.3 DU/AC

Existing Zoning: R-1-8

Existing Use: Single Family Residential

Proposed Zoning: A (PD) Planned
Development

Proposed Use: Single Family Residential

GENERAL PLAN

Completed by: ES

Land Use/Transportation Diagram Designation
Low Density Residential (5 DU/AC)

Project Conformance:
☒ Yes ☐ No
☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: ES

North: Single Family Residential

R-1-8 Residence District

East: Single Family Residential

R-1-8 Residence District

South: Single Family Residential

R-1-8 Residence District

West: Single Family Residential

R-1-8 Residence District

ENVIRONMENTAL STATUS

Completed by: ES

☐ Environmental Impact Report found complete
☐ Negative Declaration circulated on
☐ Negative Declaration adopted on

☒ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: ES

Annexation Title: Meridian No 7

Date: June 23, 1960

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Approval
☐ Approval with Conditions
☐ Denial
☐ Uphold Director's Decision

Date: January 18, 2005

Approved by: _____
☐ Action
☒ Recommendation

OWNER

Fred & Cathleen Fortune
1260 Pine Ave
San Jose, CA 95125

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: ES

Department of Public Works

See attached, dated December 22, 2004

Other Departments and Agencies

City of San Jose Fire Department, dated December 16, 2004

GENERAL CORRESPONDENCE

None received

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant is requesting to rezone the subject 0.46 gross-acre site from R-1-8 Residential to A(PD) Planned Development Zoning to allow the development of two single-family dwellings. The site currently is developed with one single-family residence which fronts onto Cottle Avenue. The existing house is of historic significance and will be preserved with the proposed rezoning. The applicant is proposing to split the lot and construct a second single-family residence with frontage on Cottle Avenue. Single-family residences completely surround the site.

The existing site is developed with a two-story, 2,693 square-foot house with a 274 square-foot porch on the corner facing Pine Avenue and Cottle Avenue. A review of this house, completed by a historic consultant, indicates that the house received a score of 41.66 on the City's historic evaluation tally and therefore qualifies as a "structure of merit." The house was constructed circa 1918 and serves as a well-preserved example of late-war Craftsman style construction. In its first 20 plus years, the house served as the residence for Fred Sundquist, who was likely the ranch manager for the nearby Wilcox ranch.

Also on the site are a detached garage (set back approximately 125 feet from Pine Avenue) and a swimming pool behind the garage. Both these structures will be removed prior to creation of the new parcel. The detached garage will be replaced by a new detached garage located to serve the existing house. The owners are also proposing to add a porch and porte cochere to the south side of the existing house.

ENVIRONMENTAL REVIEW

Under the provisions of Section 15303(a) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) this project is found to be exempt in that it consists of the construction of fewer than four single-family residences in an urbanized area.

GENERAL PLAN CONFORMANCE

The site is designated Low Density Residential (5 DU/AC) on the San Jose 2020 General Plan Land Use/Transportation Diagram. The project as proposed conforms to the General Plan.

ANALYSIS

The primary issues for this project are historic preservation and compatibility of the proposed project with the surrounding neighborhood.

Historic Preservation

The existing location of the historic house toward the center of the subject 20,289 square-foot lot precludes subdivision of the site into two lots which meet the minimum lot size of the R-1-5 Residence District (8,708 square feet) unless the house is demolished or moved. This Planned Development Zoning is proposed to allow the subdivision to include one lot of 6,835 square feet and one of 13,454 square feet so that the historic house can remain in its current location. The garage proposed for demolition is not a significant historic resource and staff has concluded that the proposed subdivision will have minimal impact on the setting of the historic house. Staff will ensure through the Planned Development Permit process that proposed changes to the house and site do not result in negative impacts on the historic resource.

Neighborhood Compatibility

The overall density of the proposed Zoning conforms to the General Plan density of five units per acre (5 DU/AC) and the proposed lot sizes are typical of those found in the existing neighborhood. Two other 50-foot wide lots exist on this same block of Cottle Avenue and are found throughout the neighborhood. The proposed project will be subject to the same setbacks and height limits as residences on surrounding properties. The proposed new residence will be subject to review by staff and the public through the Planned Development Permit process to ensure that it is compatible with the development pattern of the neighborhood.

CONCLUSION

Based on the above analysis, staff concludes that the proposed project will preserve the existing historic residence on the site and allow new development that is compatible with the surrounding neighborhood.

PUBLIC OUTREACH

A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site. The staff report has been posted on the city's web site. Staff has been available to discuss the proposal with members of the public.

COORDINATION

This project was coordinated with the Department of Public Works, Fire Department, Building Division, Environmental Services Department and the City Attorney.

RECOMMENDATION

Planning staff recommends approval of the proposed zoning for the following reasons:

1. The proposed rezoning is in conformance with the General Plan Land Use/Transportation Diagram designation of Low Density Residential (5.0 DU/AC).
2. The proposed rezoning will preserve an existing historic house and will facilitate development of this site that is compatible with the surrounding uses.